building, either being or not being in a party wall, shall be in the lowest or first floor at least *Thirteen* Inches thick from the hearth to the height of *Eighteen* Inches above the mantle, and shall be at least *Eight Inches and a Half* thick in every other floor; nevertheless, in the lowest or first floor of buildings of the Third, Fourth and Fifth Rate of Buildings, the backs of such chimney openings may be at the least *Eight Inches and a Half* thick; and nevertheless; the back of every such chimney opening, not being in a party wall, may be *Four-Inches and a Half* less than the several thicknesses above described when built against an adjoining wall.

And be it Enacted, That in all chimney openings which shall be hereafter built back to back, the thickness between the same shall be at the least of the thickness hereinbefore described for the back of one chimney opening.

And be it Enacted, That no flue shall be hereafter built with any angle which shall be less than *One hundred and thirty-five* Degrees, unless the same be provided with proper openings not less than *Nine* Inches square, and proper close iron doors and frames inserted in such openings, whereby such flue may be swept by machinery; and every salient or projecting angle within such flue shall be rounded *off Four* Inches at the least, and shall be protected by a rounded iron bar.

And be it Enacted, That it shall not be lawful to build or fix any oven or furnace used for manufacture, or any cokel or closed fire within a distance of *One Foot* of any party wall, nor upon nor within a distance of *Two* Feet of any timber or wood-work; and the floor on or above which such oven, furnace, cokel or close fire shall be built or fixed, shall be formed and paved under and for a distance of *Two* Feet all round the same with stone, brick, tile, or iron.

And be it Enacted, That every flue in every party wall already built which shall be raised or repaired, and in every party wall which shall be hereafter built, shall be carried up in brick or stone-work to a height of not less than *Three* Feet above the highest part of such portion of the roof as shall adjoin thereto at the point of junction; and that the brick or stone-work around every flue above party or other walls shall be at least *Nine* Inches thick all round from *Nine* Inches above the slope, flat or gutter of the roof where it adjoins thereto; and that no brick or stone-work of any such flue or chimney-shaft be built higher than *Ten* Feet above the slope, flat or gutter of the roof where it adjoins thereto, unless the same be secured by iron stays, or be built with and bonded to any other chimney-shaft, to the satisfaction, in both cases, of the Surveyor; excepting always the chimney-shaft for any steam-engine, brewery, distillery or manufactory, which may be erected of any height without iron stays, provided they shall be of such additional strength and dimensions, and be built in such manner as shall be satisfactory to the Surveyor.

And be it Enacted, That no earthen or metal chimney-pot, tube, funnel or cowl of any description whatever, shall be fixed, the top of which shall be higher than *Six* Feet above the brick or stone-work of the flue on which the same shall be placed; and every such earthen or metal chimney-pot, tube or funnel shall be let down and fixed at least *Two* Feet into the brick or stone-work of the flue on which the same shall be placed.

And be it Enacted, That no metal or other pipe or funnel for conveying smoke or steam shall at any time hereafter be fixed against or in front of any face of any house or building, in any street or alley, nor on the inside of any house or building nearer than *Fourteen* Inches to any timber or other combustible material whatever.

And be it Enacted, That when the owner or occupier of any piece of vacant ground shall have obtained the consent of the owner or occupier of the adjoining ground to the building of a party wall as herein directed, he shall give *One Month's* notice at the least to the owner or occupier of such adjoining ground, previously to beginning to build such party wall; and on receiving instructions in due time in writing, or by a plan from the owner or occupier of such adjoining ground, he shall construct, if practicable, such and so many chimney-jambs, breasts and flues of chimneys, in all such parts of such party wall as shall be by such instructions required; and shall also leave such recesses in every such wall as may be so required, provided the same accord with the directions hereinafter contained for building party walls and chimneys: And provided always, That the person building such party wall shall be entitled to recover from the owner or occupier of such adjacent ground all expenses of constructing any such chimney-jambs, breasts and flues of chimneys and recesses in any such party wall, for the benefit of such owner or occupier, in the like manner and with and subject to the like powers and remedies as are hereafter provided for the recovering of the expenses of constructing party walls.

And be it Enacted, That no chimney-shaft, jamb, breast or flue already built, or which shall be hereafter built, shall be cut into for any purpose other than the repair thereof, except in the case herein directed for cutting away such portion of the breasts and chimney-shafts of an old sound party wall, as may be required for the purpose of building an external wall against the same.

And be it Enacted, That every wall which shall be intended as a separation of one house or building from another house or building, or which shall be built upon, or shall stand upon ground not wholly belonging to or held by the same person, shall be and is hereby declared to be a party wall within the meaning of this Act.

And be it Enacted, That every party wall which shall hereafter be built for any house or building of the First, Second or Third Rate, shall be built upon a footing, the width of which shall be at the least *Nine* Inches more than the wall is thick immediately above the same, and the height of which above the foundation shall be at the least *One Foot*, and at the least of Four courses of bricks or stone, laid in Two double courses, diminishing equally on each side *Four Inches and a Half* to the top thereof; and the top of such footing shall be at the least *Six* Inches below the surface of the lowest ground or area adjoining thereto, and at the least *Twelve* Inches below the surface of the lowest or first floor of such house or building adjoining or intended to adjoin thereto; and every such party wall which shall be built for any house or building of the First or Second Rate, from the top of such footing to the underside of the second floor, shall be at the least of the thickness of *One Foot Ten Inches and a Half*, and from thence up to the top of such party wall shall be at the least of the thickness of *One Foot Five Inches*; and every such party wall which shall be built for any house or building of the Third Rate, from the top of such footing to the underside of the fourth floor, shall be at the least of the thickness of *One Foot Five Inches*, and from thence up to the top of such party wall shall be at the least of the thickness of *Thirteen* Inches.

And be it Enacted, That every party wall which shall hereafter be built for any house or building of the Fourth and Fifth Rates shall be built upon a footing, the width of which shall be at the least *Nine* Inches more than the wall is thick immediately above the same, and the height of which above the foundation shall be at the least *One Foot*, and at the least of Three courses of bricks or stone laid in One double and one single course, diminishing equally on each side *Four Inches and a Half* to the top thereof, and the top of such footing shall be at the least *Six* Inches below the surface of the lowest ground or area adjoining thereto, and at least *Twelve* Inches below the surface of the lowest or first floor of such house or building, or of any house or building adjoining or intended to adjoin thereto; and every such party wall from the top of such footing to the top of such party wall shall be at the least of the thickness of *Thirteen* Inches, except in a warehouse of the Fourth Rate, where the same shall be at the least of the thickness of *One Foot and Five Inches*, up to the ceiling of the lowest or first floor.

And be it Enacted, That every party wall which shall hereafter be built for any house or building, and every addition or enlargement of every such party wall, or of every party wall already built, shall be carried up and remain *One Foot Six Inches* at the least above any roof which shall gable against or adjoin to such party wall, measuring from where they adjoin, or from and at a right angle with the back of the rafters of such roof, and *Two* Feet at the least above any gutter adjoining to any such party wall; and in case any turret, dormer, lantern, light, or other erection is or shall be fixed in or upon the flat or roof of any house or building within *Five* Feet of any party wall, then every such party wall shall be carried up against every such turret, dormer, lantern, light, or other erection, and shall extend *One Foot Six Inches* higher and *One Foot Six Inches* wider than any such erection.

And be it Enacted, That every party wall which shall hereafter be built for any house or building shall be built solid, of good, sound, well-burnt bricks, or good, sound stone, properly bonded, and set in good and well-compounded mortar or cement, except the flues, and except such iron-work as may be required to carry the ends of girders, bressummers, trimming joists, and principal timbers of roofs; and the ends of all such girders, bressummers and other timbers shall be carried upon iron shoes or stone corbels, built into the wall at least *Two-thirds* of the thickness thereof, to receive them, as shall also all trimming joists lying against such party wall; and every such party wall shall be finished at top with a stone coping or a tile creasing, and One course of sound stock bricks set on edge with good cement.

And be it Enacted, That every house or building which shall be hereafter built adjoining to any other house or building, and any part of every house or building, which shall be hereafter built adjoining to any part of any other house or building, shall be divided from such other house or building and every part thereof by a party wall, built *One-half* on the ground of one owner, or appertaining or belonging to the one of such houses or buildings, and *One-half* on the ground of the other owner, or appertaining or belonging to the other of such houses or buildings, and also built in the manner and of the materials, and of the several heights and thicknesses herein directed for party walls of the highest rate of building to which such party wall shall adjoin when both of such houses or buildings shall be completed, and to extend to the outer surfaces of the external walls of each adjoining house or building, except such other house or building, or part thereof, shall have a sound party wall, not of the thicknesses required by this Act, or an external wall; in either of which cases every house or building or part thereof so to be built shall have an external wall built entirely on the ground of the owner thereof, or appertaining or belonging to such house or building, and against such other sound party wall or external wall of the other house or building, in manner herein directed for external walls.

And be it Enacted, That when the owner or occupier of any piece of vacant ground, or ground not hitherto built upon, shall be desirous to build any house or building adjoining to another piece of vacant ground, or ground not hitherto built upon, or to build a fence wall for such piece of ground, he shall give to the owner or occupier of such adjoining vacant ground a notice in writing of such his desire, *One Month* at least before commencing to build, and also a like notice in writing, should he desire to build a party wall or party fence wall, describing therein the thicknesses and dimensions of such desired party wall or party fence wall; and if the owner or occupier of such adjoining vacant ground shall signify his consent in writing to the building of such party wall or party fence wall, then *One-half* the same shall be built on the ground of one of the said owners or occupiers, and the other half on the ground of the other owner or occupier, which other half shall be paid for as is hereinafter directed by such other owner or occupier; but if he shall not signify in writing his consent to the building of such party wall or party fence wall, then the owner or occupier desirous to build, shall build an external wall for such house or building, and fence wall for such ground, entirely upon his own ground, in manner herein directed for external walls and fence walls.

And be it Enacted, That when any houses or buildings already built, having rooms or floors the property of different owners, which lie intermixed without being separated by any party wall or party arch, or stone floor, shall be altogether or in any part rebuilt, such intermixed properties shall be separated from each other where they adjoin vertically by a party wall built in the manner, and of the materials, and of the several heights and thicknesses hereinbefore described for party walls of the highest rate of the building to which such party wall shall adjoin, and where they adjoin horizontally they shall be separated by a floor formed of iron girders and brick arches or stone landings, or by a party arch or party arches of brick or stone of the thickness of *Thirteen* Inches at the least; and such floor or party arch or party arches shall be built with such abutments and in such manner as shall be approved of by the Surveyor.

And be it Enacted, That when such part of any house or building as extends over any public way shall be rebuilt, the same shall be separated from such public way by a floor formed of iron girders and brick arches, or stone landings, or by an arch formed of brick or stone of the thickness of *Thirteen* Inches at the least, and such floor or arch with its abutments shall be built in such manner as shall be approved of by the Surveyor; and in no case shall there be formed over any public way a ceiling of lath and plaster, or of lath and cement.

And be it enacted, That no recess or cavity shall be left in any party wall or party arch, or in any addition to or enlargement thereof, which shall hereafter be built for any house or building, so as to reduce such wall or arch in any part thereof to a less thickness than is herein directed for party walls or party arches, except such as may be necessary for chimney openings, flues, stone or iron shoes or corbels, and iron story-posts; and no chase or recess or toothing shall be left in any party wall to receive the end of any other wall or pier, but instead thereof, a tongue or projection at least *Four* Inches by *Four* Inches shall be formed and built with such party wall, or added thereto with cement.

And be it Enacted, That it shall not be lawful to make or cut any opening, for the purposes of light or otherwise, in any external wall of any house or building which shall abut upon the ground of any other owner; nor to make or cut any opening, for the purposes of light or otherwise, in such portion of any party wall as shall rise higher than the house or building which it may adjoin, without the consent in writing of the owner of the ground, or house or building adjoining to such external wall or party wall; and if any such opening shall be made in any such external wall or party wall without the consent of the owner of the adjoining ground, house or building as aforesaid, then it shall be lawful for such owner to require in writing that the same shall be stopped up with brick-work, and if the same shall not be done within one *One Month* after such notice, then it shall be lawful for such owner, by himself or his workmen, to enter on the premises at all seasonable times, and to cause such opening to be stopped as aforesaid, and to recover the costs thereof (such costs to be settled by the Official Referees, by their certificate) against the owner or occupier in any of Her Majesty's Courts of Record at Westminster.

And be it Enacted, That no party wall nor party arch shall be cut into except for the repair thereof, and except for the cutting off the footings, chimney-jambs and breasts, as herein may be allowed for building external walls against the same, and except for the insertion of chimney-jambs, withs of flues, iron story-posts, templates, landings, stone steps, corbels and iron shoes; but no party wall nor party arch shall be cut into for any of the purposes aforesaid if the cutting thereof will, in the opinion of the Surveyor in whose district the same shall be, injure or endanger the same, or any of the chimneys or flues attached to or inserted therein; and whenever any party wall or party arch shall have been cut into for any of the purposes aforesaid, or if any defect or damage shall have arisen therefrom, the same shall be immediately restored, and well and effectually repaired and made good, and pinned up with brick, stone, slate and tile, or any of them, bedded in cement, by or at the cost of the person so cutting into the same.

And be it Enacted, That no old sound party wall, or party wall which shall not have been found decayed and ruinous, shall be condemned for insufficiency of thickness, but when either of the houses or buildings to which such party wall belongs shall be rebuilt, the owner of the house or building so to be rebuilt shall build a wall against such party wall, in the manner

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